

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JUNE 20, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

REQUIRED TWO YEAR REVIEW

RQR-18679 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: LAMAR  
 ADVERTISING - OWNER: AMBER INVESTMENT COMPANY - Required Two-Year  
 Review of an approved Special Use Permit (U-0052-95) WHICH ALLOWED A 40 FOOT  
 TALL, 14-FOOT X 48-FOOT OFF PREMISE ADVERTISING (BILLBOARD) SIGN at 336  
 West Sahara Avenue (APN 162-04-806-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).  
 Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

1

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL,  
 subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location, Aerial, Separation and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council approval letter for RQR-5767
5. Returned postcard support
6. Backup referenced from the 04-12-07 Planning Commission Meeting Item 77

Motion made by GARY REESE to Approve Subject to Conditions deleting Condition 7 and  
 amending Condition 1 as read for the record:

1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council  
 may require the Off-Premise Advertising (Billboard) sign be removed. The applicant shall be  
 responsible for notification costs of the review. Failure to pay the City for these costs may result  
 in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
 GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
 (Did Not Vote-None); (Excused-None)

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Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She described the site, showing diagrams, and pointed out the subject area is highly intense and industrial. There have been no substantial changes since the last review. She confirmed that final inspections have been completed, and the letter was submitted to the Building Department.

TOM McGOWAN, Las Vegas resident, questioned what could be done to enhance the general ambience and aesthetics of this area. COUNCILMAN REESE answered that Phase 2 of the Allure Towers will be built. MR. McGOWAN declared that the City, itself, needs assistance, as there are other issues occurring aside from billboards.

COUNCILMAN REESE was informed by ATTORNEY ALLEN that the billboard was acquired by the applicant after the approval in 1995. As a result, it is difficult to obtain records of a permit, but the applicant did obtain a letter from a licensed engineer, as required in Condition 7.

COUNCILMAN REESE thought it was inappropriate to require from the applicant a final building permit on a billboard that has been up since 1995. The Councilman has met with MR. FINK from the Allure project, who was not aware of the billboard's existence. Although the billboard is close to Industrial Road, he was unsure if the billboard would have an impact on this project. He would consider an abeyance if he felt the ordinance would impact the outcome of this billboard. He requested a review within three years or sooner, if issues arise. ATTORNEY ALLEN concurred with the review period.

MARGO WHEELER, Director of Planning and Development, clarified that Condition 1 would be amended to reflect a three-year review and Condition 7 would be deleted, as the applicant has provided the engineering report.

After the vote, COUNCILWOMAN TARKANIAN inquired specifically as to what is the purpose or goal of these engineering reports (i.e. if the billboard is structurally sound). MS. WHEELER responded the requirement is that it has to be to the satisfaction of the Building Department official; if so, the Planning Department takes them as accepted. She referred the Councilwoman to speak with the Building and Safety Department regarding her inquiry.

MAYOR GOODMAN declared the Public Hearing closed.